

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, APRIL 11, 2001  
7:30 P. M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**A G E N D A**

**1. APPEAL NO. 00-1**

**APPLICANT: Pine Crest Preparatory School  
LEGAL: All of Parcel "A" of Coral Ridge Isles, PB 1, P.18  
ZONED: CF-S – Community Facility – School District  
STREET: 1501 NE 62 St.  
ADDRESS: Fort Lauderdale, FL**

**APPEALING: Sec-47-8.4 (Table of Dimensional Requirements) – To permit the location of 3 athletic light fixtures 5' from the corner property line where the Code requires a minimum corner yard of 25'.**

**2. APPEAL NO. 01-8**

**APPLICANT: Tarpon Bend, G.P.  
LEGAL: Lots 1, 2, 3, 4, and 5, "HIMMARSHEE PARK" according to the Plat thereof as recorded in Plat Book 1, Page 20, of the public records of Broward County, Florida  
ZONED: CB – Community Business  
XGR – Exclusive Use Parking Garage/Residential  
STREET: 1112 East Las Olas Blvd.  
ADDRESS: Fort Lauderdale, FL**

**APPEALING: Sec-47-20 – Variance to the City's U.L.D.R. (Unified Land Development Regulations) Parking regulations as they relate to the construction and operation of parking garages and to consider those standards for a structure known as "robotic" or mechanical parking garage which does not meet several of the required codes as it relates to parking structures and facilities.**

**3. APPEAL NO. 01-9**

**APPLICANT:** RWL 5, Ltd  
**LEGAL:** Lots 3, 4, and 5, excepting the east 4 inches of said lot 5, in Block 2 of "CORAL RIDGE SOUTH ADDITION", according to the plat thereof, recorded in Plat Book 24, Page 41, of the Public Records of Broward County, Florida  
**ZONED:** RS – 4.4 – Residential Single Family/Low Density District  
**STREET:** 1120-1124 Bayview Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec-47-22.3 (H):** To permit a ground sign for an existing medical office (BOA 94-11), in the RS 4.4 District, where the code states that ground signs are not permitted in the RS 4.4 zoning district.

**4. APPEAL NO. 01-13**

**APPLICANT:** Mark and Clare Ewing  
**LEGAL:** Lot 19, Block 6, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density District  
**STREET:** 1720 NE 16 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec-47-5.31 (Table of Dimensional Requirements):** To permit the enclosure of an existing 200 square foot carport into an interior room with a side yard of 4.6' where the code requires a minimum side yard setback of 5' for a single family dwelling in the RS-8 District.

**5. APPEAL NO. 01-14**

**APPLICANT:** Delores D. Meyers  
**LEGAL:** Lot 5, Block 8, Plat of Lauderdale, According to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Dade County, Florida said lands lying and being in the City of Fort Lauderdale, Broward County Florida  
**ZONING:** RD-15 – Residential Single Family /Duplex/Medium Density District  
**STREET:** 250 SW 9 St.  
**ADDRESS:** Fort Lauderdale, Florida

**APPEALING: Sec-47-5.32 (Table of Dimensional Requirements):** To maintain a four (4) unit residential complex (2 – 1 bedroom; 2 efficiencies, converted without a permit) where only a duplex unit was legally permitted in a RD-15 district.

**6. APPEAL NO. 01-15**

**APPLICANT:** New River Development  
**LEGAL:** Lots 1, 2, 3, 4, 5 and 6 less the south 10 feet of the lot 6 of Sailboat Bend, according to the Plat thereof as recorded in Plat Book 21 at Page 9, of the Public Records of Broward County, Florida  
**ZONING:** RAC-SMU – Regional Activity Center – South Mixed Use  
**STREET ADDRESS:** 401 SW 4 Avenue  
Fort Lauderdale, FL

**APPEALING:** The Construction Services Director's interpretation as it relates to **Sec. 47-24.1 (M)** with respect to the expiration of an approved site plan which states that all site plans, conditional use approvals and certificates of appropriateness shall expire 18 months following the date of approval unless any building permit required by the South Florida Building Code has been issued to the applicant for any part of a site plan development.

**7. APPEAL NO. 01-16**

**APPLICANT:** John J. & Betsy L. Doyle  
**LEGAL:** Lots 18 and 19, Block 22, a resubdivision in Block 22, Rio Vista Isles, according to the Plat thereof, as recorded in Plat Book 23, Page 30, of the Public Records of Broward County, Florida  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density District  
**STREET ADDRESS:** 901 Cordova Road  
Fort Lauderdale, FL

**APPEALING: Sec.47-19 (G)** – To permit a 202.44 square foot awning with a corner yard setback of 3'0" where the code states that no accessory use or structure shall be constructed or erected on a corner lot within 15' of any side street line. **Sec.47-19.2(B)** – To permit a 202.44 square foot awning to extend into a yard area with a distance of 10.71' from the face of the building, where the code states that architectural features, such as awnings, which are an accessory to a residential use are permitted to extend into a yard area a distance of no more than 3' from the face of the building, or 1/3 the amount of the required yard, whichever is less.

**OLD BUSINESS/NEW BUSINESS**

**APPEAL NO. 00-22**

**APPLICANT:** Milton L. Jones and Barbara H.Jones  
**LEGAL:** "Everglades Land Sale Company's First Addition", Plat Book 2, Page 15 Block 22, Lots 14, 15, and 16

**ZONING:** B-1 – Boulevard Business District  
**STREET** 1880 South Federal Highway  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec.47.12 (B) (1) (A)** – Appealing the interpretation of the Zoning staff that the sale or rental of motorcycles, if considered than the sale or rental of automobiles, is a change of use.

**Presentation of evidence concerning the issue of compliance with the conditions in the Corrected Order and consideration as to whether the Applicant has been in compliance with the conditions in the Corrected Order.**

**REPORT and FOR THE GOOD OF THE CITY.**

*The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:*

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON  
ZONING ADMINISTRATOR**

/ric\is:\netapp1\B0A2001\APRIL

***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***